

360 Capital Office Fund

22 December 2014

DECEMBER 2014 QUARTER ESTIMATED DISTRIBUTION

360 Capital Office Fund (ASX: TOF) ("Fund") advises in accordance with Listing Rules 3.20 and Appendices 3A (1) and 6A (1):

1. It is estimated that the Fund's distribution for the quarter ending 31 December 2014 will be 4.25 cents per Unit, consistent with a forecast full year distribution for FY15 of 17.00 cents per Unit.
2. The actual distribution amount will be confirmed on the date the distribution is paid to Unitholders, scheduled to be on or about Friday 23 January 2015.
3. The record date to determine Unitholders' entitlements to the distribution for the quarter ending 31 December 2014 will be 7.00pm on Wednesday 31 December 2014.
4. The Fund's Units will be quoted ex-distribution on Monday 29 December 2014.

Summary of proposed distribution:

Quarterly distribution rate	4.25 cents per Unit
Record date	Wednesday 31 December 2014 (7:00pm)
Units trade ex-distribution	Monday 29 December 2014
Payment date	On or about Friday 23 January 2015

More information on the Fund can be found on the ASX's website at www.asx.com.au using the Fund's ASX code "TOF", on the Fund's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1800 182 257, emailing investor.relations@360capital.com.au or contacting:

James Storey
Fund Manager
360 Capital Office Fund
+61 2 8405 5675

Tim Spencer
Head of Investor Relations
360 Capital Group
+61 2 8405 8872

About 360 Capital Office Fund (ASX code TOF)

360 Capital Office Fund is the only ASX-listed office sector A-REIT focused on suburban A grade and CBD B grade rent collecting properties in Australia in the \$30 to \$100 million asset value range. The Fund has a diversified \$220 million portfolio of four quality assets, a weighted average lease expiry of 4.7 years, occupancy of 100.0%, LVR of approximately 26.6% and a forecast FY15 distribution of 17.00cpu. The Fund is externally managed by 360 Capital Group, a leading ASX-listed real estate investor and fund manager, that operates under a transparent fee structure and is the largest unitholder in the Fund with a co-investment stake of circa 28% to ensure ongoing alignment of interests with Unitholders.

About 360 Capital Group (ASX code TGP)

360 Capital Group is an ASX-listed, property investment and funds management group concentrating on strategic investment and active investment management of property assets. The company actively invests in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. 360 Capital Group's 21 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at more than \$950 million on behalf of over 8,300 investors and has over \$134 million worth of co-investments across the 360 Capital Group platform.